

ER OF SAID SECTION 30); AND I CE N.89\*56\*19"E. 22.61 FEET; THENCE N. 15\*57"W. 26.88 FEET; THENCE N. FEET; THENCE N. STEET; THENCE N.89\*56\*19"E. 16 ENDICULARLY DISTANT FROM THE SOUT MENTS REPRESENTING THE SOUT ON 30; THENCE S.00\*15\*57"E. 27 TO A POINT 53.00 FEET PERPENT ON THE SOUT ON THE SOUT

TOGETHER WITH AN INGRESS EGRESS EASEMENT THE SE1/4SW1/4 OF SECTION 30, TOWNSHIP 1 SBASE AND MERIDIAN, IN SALT LAKE COUNTY, UTPARCEL ARE MORE PARTICULARLY DESCRIBED AS THE ABOVE DESCRIBED PARCEL ACRES IN AREA, MORE OR LESS OF LAND OVER A PORTION OF LAND SITUATE OUTH, RANGE 1 WEST, SALT LAKE AH. THE BOUNDARIES OF SAID NS 74,726 SQUARE FEET OR 1.715

LINE OF 3500 SOUTH STREET AT A
NORTHERLY FROM THE SOUTHERLY
RESENTING THE SOUTH QUARTER CORNER
TOWNSHIP 1 SOUTH, RANGE 1 WEST,
S ALSO 981.80 FEET S.89'56'19"W ALONG
ET N.00'15'57"W. FROM THE SOUTH
THE BASIS OF BEARING IS
V LINE); AND RUNNING THENCE
40.00 FEET PERPENDICULARLY DISTANT

HE SE1/4SW1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, AND MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

EGINNING AT A POINT 53.00 FEET PERPENDICULAR ECTION LINE BETWEEN THE MONUMENTS REPRESEN OUTHWEST CORNER OF SAID SECTION 30, SAID PC.89"56"19"W ALONG THE SOUTHERLY SECTION LINE EET N.00"15"57"W. FROM THE SOUTH QUARTER COHE BASIS OF BEARING IS S.89"56"19"W. ALONG THOUND MONUMENTS REPRESENTING THE SOUTH QUICENER OF SAID SECTION 30); AND RUNNING THEN ORNER OF SAID SECTION 30); AND RUNNING THEN ORNER OF SAID SECTION 30; AND RUNNING THEN ORNER OR SAID SECTION 30; AND RUNNING THEN ORD SECTION 30; AND RUNNING THEN ORD SECTION 30; AND RUNNING T JLARLY DISTANT FROM THE SOUTHERLY ESENTING THE SOUTH QUARTER AND THE DOINT IS ALSO 981.80 FEET LINE OF SAID SECTION 30 AND 53.00 CORNER OF SAID SECTION 30 (NOTE: THE SECTION LINE BETWEEN THE QUARTER CORNER AND THE SOUTHWEST THENCE N.00°15'57"W. 89.97 FEET; 4°37'03"E. 59.87 FEET; THENCE S.45'08'32"E. TO A POINT 660 FEET SECTION LINE BETWEEN THE FOUND SECTION LINE BETWEEN THE FOUND T PARALLEL WITH SAID CENTER SECTION Y DISTANT NORTHERLY FROM SAID W. 321.80 FEET ALONG A LINE PARALLEL OINT OF BEGINNING.

UNDER PROVISIONS OF CODE 7-19-702 OF THE WEST VALLEY CITY CODE, PARCELS SHOWN ON THIS SURVEY MAY BE RECORDED AND SOLD BY METES AND BOUNDS DESCRIPTIONS.

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

08015-Boundary

COMP. FILE

PROJECT NO.

08015

SHEET NO. 1 OF 1

WEST VALLEY CITY
S & BOUNDS SUBDIVISION
FINAL APPROVAL

## SURVEYED DESCRIPTIONS PARCEL 1 (ANIMAL SHELTER) A PARCEL OF LAND SITUATE IN THE RANGE 1 WEST, SALT LAKE BASE AN BOUNDARIES OF SAID PARCEL ARE N

COMMITMENT FOR TITLE INSURANCE (PROVIDED BY NATIONAL TITLE AGENCY, LLC): COMMITMENT # 5012671 WITH AN EFFECTIIVE DATE OF FEBRUARY 25, 2008.

QUITCLAIM DEED IN FAVOR OF ALAN F. BROCK, ET AL: BOOK 8937, PAGE 5283, ENTRY NO. 8959768.

QUITCLAIM DEED IN FAVOR OF UTAH DEPARTMENT OF TRANSPORTATION: BOOK 5812, PAGE 1952, ENTRY NO. 4308663.

SUBDIVISION PLAT: WILLOW COVE NO-2: BOOK 74, PAGE 52, ENTRY NO. 2607851. SUBDIVISION PLAT: ACORD ACRES NO2: BOOK EE, PAGE 8, ENTRY NO. 2159327.

SALT LAKE COUNTY RECORDER'S OWNERSHIP MAP FOR THE E1/2SW1/4 AND THE DUCTED FIELD SEARCHES FOR EVIDENCE MONUMENTATION IS REPRESENTED MED AND CONSIDERED AS PART OF THIS THER EVIDENCE, MONUMENTATION AND ANY NEW EVIDENCE, MONUMENTATION EY SHOULD BE PRESENTED TO THE SECTION 30, T1S, R1W, THIS SURVEY DISCLOSES BOUNDARY LINES AND PROPERTY CORNER LOCATIONS ONLY.

OTHER THAN SHOWN ON THIS PLAT, NO ATTEMPT HAS BEEN MADE AS PART OF THIS SURVEY TO SHOW THE EXISTENCE OF ANY BUILDING, STRUCTURE, DRIVE, WALK, ASPHALT, CONCRETE, FENCING OR ANY OTHER SURFACE OR SUBSURFACE STRUCTURE OR IMPROVEMENT.

OTHE LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS AS SHOWN HEREON ARE BASED ON ABOVE GROUND APPURTENANCES VISIBLE AT THE TIME OF THE SURVEY TO THE SURVEYOR. EXACT LOCATIONS OF UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL UNDERGROUND STRUCTURES, UTILITIES OR IMPROVEMENTS MAY SURVEY NOTES EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, BUILDING SETBACK LINES OR LIMITS; SUBDIVISION RESTRICTIONS; PERMITTING ISSUES, ZONING OR OTHER LAND USE REGULATIONS; AND ANY OTHER FACTS THAT A CURRENT TITLE COMMITMENT AND REPORT MAY DISCLOSE.

THIS PLAT AND THE SURVEY ON WHICH IT IS BASED IS VALID ONLY IF THE SURVEYOR'S SEAL AND SIGNATURE IS PRESENT. THE ORIGINAL PLAT WAS SEALED IN

NLESS OTHERWISE SHOWN, THE OWNERSHIP JRVEYOR. USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS ID USE REGULATIONS AND CURRENT ZONING REQUIREMENTS OR RESTRICTIONS IF NOT BEEN DETERMINED AND ARE NOT A PART OF THIS SURVEY.

IRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF SERGROUND OR OVERHEAD CONTAINERS, FACILITIES, DEPOSITS OR DISPOSALS THAT AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY.

OD AND EARTHQUAKE ZONES HAVE NOT BEEN DETERMINED AS PART OF THIS WORDS "CERTIFY" AND "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN RESSION OF PROFESSIONAL OPINION REGARDING THE FACTS DISCLOSED TO THE EVEYOR OR INFORMATION IN POSSESSION OF THE SURVEYOR AND DOES NOT ASTITUTE A WARRANTY OR GUARANTEE OF LEGAL OWNERSHIP, EXPRESSED OR OF ROADS IS NOT KNOWN TO THE

(M) BEARING AND DISTANCE DATA TAKEN FROM ACTUAL SURVEYED MEASUREMENTS. (ARP) BEARING AND DISTANCE DATA TAKEN FROM SALT LAKE COUNTY AREA REFERENCE PLAT.

• UNLESS OTHERWISE NOTED, SET 5/8" PV ^4" -OTHERWISE NOTED, SET 5/8" BY 24" REBAR WITH AN ORANGE PLASTIC IS STAMPED "MERIDIAN PLS 4938744"

**RECORD OF SURVEY** WEST VALLEY CITY ANIMAL SHELTER AND CITY PARK 4422 W & 4498 W 3500 SOUTH, WVC, UTAH SE1/4SW1/4, SEC. 30, T.1S, R.1W, SLB&M WEST VALLEY CITY 3600 S. Constitution Blvd. West Valley, Utah



DATE 20-MAR-2008 **REVISIONS** 

A PARCEL OF LAND SITUATE IN THE SE1/4SW1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 53.00 FEET PERPENDICULARLY DISTANT FROM THE SOUTHERLY SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTH QUARTER AND THE SOUTHWEST CORNER OF SAID SECTION 30, SAID POINT IS ALSO 981.80 FEET N.00"15"57"W.

SURVEYED DESCRIPTIONS (CONT.)
SURVEY PARCEL 2 (CITY PARK)

3717187 (VERBATIM)

ST CORNER OF THE SOUTHWEST QUARTER ND RUNNING THENCE WEST 30 RODS;
TO THE SOUTHWEST CORNER OF L.D.S.
55, PAGE 386, IN THE SALT LAKE
'19"E 314.33 FEET; THENCE N.0"12'26"W.
ST CORNER OF L.D.S. CHURCH PROPERTY
'NCE N.89"56'19"E. 350.00 FEET; THENCE
'360 NORTH AND 660 FEET WEST OF
'N 30; THENCE WEST 120 FEET; THENCE
ENCE SOUTH 210 FEET; THENCE WEST 10

(VERBATIM)

ACRES, MORE OR LESS. THE SALT LAKE COUNTY RECORDER'S OFFICE,
THE SOUTH QUARTER CORNER OF SECTION
NING THENCE WEST 120 FEET; THENCE NORTH
SOUTH 150 FEET TO THE POINT OF

BEGINNING IN THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF 3500 SOUTH STREET AND THE EASTERLY BOUNDARY LINE OF THAT PARCEL CONVEYED TO WEST VALLEY CITY AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 5347 AT PAGE 324 AS ENTRY NO. 3653583 AT A POINT 40.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM THE SOUTHERLY SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 30, SAID POINT IS ALSO 660.00 FEET S.89'56'19"W ALONG SAID SOUTHERLY SECTION LINE AND 53.00 FEET N.00'15'57"W. FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30 (NOTE: THE BASIS OF BEARING IS S.89'56'19"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE SOUTHWEST CORNER OF SAID SECTION 30); AND RUNNING THENCE S.89'56'19"W. 663.80 FEET ALONG SAID NORTHERLY RIGHT OF WAY LINE TO THE WESTERLY BOUNDARY LINE TO A POINT 53.00 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID SOUTHERLY SECTION LINE; THENCE N.89'56'19"E. 663.76 FEET PARALLEL WITH SAID SOUTHERLY SECTION LINE TO SAID EASTERLY BOUNDARY LINE TO THE POINT OF BEGINNING. SURVEY PARCEL A (FUTURE 3500 SOUTH DEDICATION)
A PARCEL OF LAND SITUATE IN THE SE1/4SW1/4 OF SECTION 30, TOWNSHIP 1 SOUTH, RANGE 1 WEST, SALT LAKE BASE AND MERIDIAN, IN SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL ARE MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 8,630 SQUARE FEET OR 0.198 ACRES IN AREA, MORE OR LESS.

AND PROPERTY CORNERS OF THE AND PROPERTY CORNERS OF THE EQUESTED BY WEST VALLEY CITY. SAID EQUESTED BY WEST VALLEY CITY. SAID IT PARALLEL AND PERPENDICULARLY ENTS REPRESENTING THE SOUTH QUARTER SWINSHIP 1 SOUTH, RANGE 1 WEST, SALT S MORE APPROPRIATE WITH LINES OF WHEN THE QUARTER SECTION IS BROKEN EARING FOR THIS SURVEY IS S.89\*56\*19\*W. N THE FOUND MONUMENTS AT THE SOUTH N THE FOUND MONUMENTS AT THE SOUTH SAID SECTION 30, AS SHOWN HEREON.

SOUTHWEST CORNER OF SAID SECTION 30, SAID POINT IS ALSO 981.80 FEET S.89'56'19" W ALONG SAID SOUTHERLY SECTION LINE AND 53.00 FEET N.00'15'57"W. FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30 (NOTE: THE BASIS OF BEARING IS S.89'56'19"W. ALONG THE SECTION LINE AND 53.00 FEET N.00'15'57"W. FROM THE SOUTH QUARTER CORNER OF SAID SECTION 30; S.89'56'19"W. ALONG THE SECTION LINE THE FOUND MONUMENTS REPRESENTING THE SOUTH QUARTER CORNER AND THE SOUTHERST CORNER OF SAID SECTION 30; AND RUNNING THENCE N.00'07'08"W. 948.88 FEET TO AND ALONG THE EASTERLY BOUNDARY LINE OF THE WILLOW COVE NO-2 SUBDIVISION AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 74-3 AT PAGE 52 AS ENTRY NO. 2607861 TO THE SOUTHERLY BOUNDARY LINE OF THAT PARCEL CONVEYED TO WEST VALLEY CITY AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK 5562 AT PAGE 1376; THENCE N.89'56'19"E. 311.33 FEET ALONG SAID SOUTHERLY BOUNDARY LINE OF THAT PARCEL CONVEYED TO THE CORPORATION OF THE SOUTHERLY BOUNDARY LINE OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE N.89'56'19"E. 350.00 FEET ALONG SAID SOUTHERLY BOUNDARY LINE TO THE SALT LAKE COUNTY RECORDER; THENCE N.89'56'19"M. 520.48 FEET; THENCE S.89'56'19"M. 16.40 FEET; THENCE N.45'08'32"M. 87.33 FEET; THENCE S.89'56'19"M. 16.40 FEET; THENCE N.45'08'32"M. 87.33 FEET; THENCE S.89'56'19"M. 22.61 FEET; THENCE S.00'15'57"E. 26.88 FEET; THENCE S.00'15'57"E. 58.97 FEET TO THE POINT OF BEGINNING.

OF LAND CONTAINS 559,457 SQUARE FEET OR 12.843

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DRAWINGS, SPECIFICATIO
CALCULATIONS, ESTIMAT
OR ANY REPRESENTATIO
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